

Minutes
WARRICK COUNTY AREA BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
September 23, 2019 at 6:00 P.M.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Jeff Valiant, Chairman; Terry Dayvolt, Doris Horn, Mike Moesner, Jeff Willis, and Mike Winge.

Also present were Morrie Doll, Attorney, Molly Barnhill, Assistant Director and Kim Kaiser staff.

MEMBERS ABSENT: Paul Keller

MINUTES: Mike Winge made a motion to accept the minutes as circulated. The motion was seconded by Mike Moesner and unanimously approved.

SPECIAL USES:

BZA-SU-19-20

APPLICANT: Custom Sign & Engineering, Inc. by Debra Mounts, Sales Rep.

OWNER: Evansville Teachers Federal Credit Union by Brent Joyce VP Marketing

PREMISES AFFECTED: Property located on the east side of Park Place Ct approximately 0 feet north of the intersection formed by Peachwood Dr and Park Place Ct Lot number 5 in Engelbrecht Place Sec 2 Ph. III Subdivision. Ohio, Twp. 7697 *Park Place Ct*

NATURE OF CASE: Applicant requests a Special Use, SU 8, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for a 6' x 18' electronic message board in a "C-4" General Commercial Zoning District. (*Advertised in The Standard on September 12, 2019*)

Debra Mounts, Sales Rep with Custom Sign & Engineering, INC., and Brent Joyce, Vice President of Marketing with Evansville Teachers Credit Union were present.

Mrs. Barnhill stated we do have all of the green cards except for one from the State of Indiana. She said we do have the white pay receipt showing it was mailed correctly. She stated the existing land use is a bank. She said the property to the west is zoned "PUD/R-2" Planned Unit Development being Orchard View Townhouses PUD Section 2. She stated north, south, and east is zoned "C-4" General Commercial with commercial businesses. She added there is no floodplain on the property. She stated they have two new commercial driveways on Park Place Court and Peachwood Drive. She said the applicant's statement says, "They are relocating existing pylon sign structure with electronic message unit from their current branch location to

their new branch at 7697 Park Place Drive.” She stated everything is in order, the bank is moving and they want to move the message board they already have.

Chairman Valiant asked if there was anything to add to the staff report.

Debra Mounts replied no, that was essentially it.

Chairman Valiant asked for questions from the Board.

Jeff Willis stated the proposed uses says six foot by eight foot but in the drawing, it shows six foot by eighteen foot.

Debra Mounts stated it should be eighteen feet that is a typo.

Mike Moesner stated that looks like a tall sign with 48 feet to the top.

Debra Mounts replied yes. She said the sign was originally built for the structure that already existed there so they just took everything off it, put new column covers on the existing poles, and designed it two foot out.

Mike Moesner replied that makes sense.

Jeff Valiant asked so; this is supposed to be six foot by eighteen foot correct.

Debra Mounts replied eighteen, yes. She said that was probably her mistake.

Jeff Valiant stated the diagram does show eighteen, it was our copy here...

Jeff Willis asked if the other sign was already there.

Debra Mounts replied they are going to relocate those poles; they are going to cut them off at the ground where they are and then take that structure...in fact coming up very soon to pour a new foundation with bolt cage structure. She said they would put plates on what is existing

Mike Moesner stated and bolt it down.

Debra Mounts replied yes, and put it down on the bolt cage structure.

Jeff Willis asked if it was far enough back that people turning right there will be able to look to see if anyone is coming down the road.

Debra Mounts replied yes, it is a big open slope that goes up to where it will be located. She said it has a really good buffer from both, she thinks it is Peachtree (Peachwood) Drive as well as SR 261. She said it would be standing out ...

Jeff Willis asked so it isn't in the way.

Debra Mounts replied it has great visibility as far as being readable but it will also not impinge on anybody's view turning in and out. She said part of it is because it is up high so the bulk of the sign will not interfere with the view.

After ascertaining there were no more questions from the Board and no remonstrators for or against the Chairman called for a motion.

I, Mike Winge, make a motion finding of fact be made as follows from the testimony and proposed use statement:

1. The USE is deemed essential or desirable to the public convenience or welfare.
2. The USE is in harmony with the various elements or objectives of the Land Use Plan for Warrick County.
3. The USE will not be a nuisance or serious hazard to vehicles, pedestrians, or residents.
4. The USE as developed will not adversely affect the surrounding area.
5. Adequate and appropriate facilities will be provided for proper operation of the USE.
6. The specific site is appropriate for the USE.

And the Application be approved in accordance to the application and plans on file, subject to the following conditions:

1. Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County
2. Subject to all public utility easements and facilities in place.
3. Subject to an Improvement Location Permit being obtained.
4. Subject to any required Building Permits being obtained.
5. Subject to the Special Use not being altered to become any other use nor expanded than that which was approved by the Board of Zoning Appeals.
6. Subject to no use of the words, "stop", "danger", "look", or any other word which would confuse traffic.
7. Subject to no revolving beams of light or strobe lights.

The motion was seconded by Doris Horn and unanimously approved.

Mrs. Barnhill stated we would have the approval ready Wednesday.

Debra Mounts stated Wednesday is fine they are just now getting ready to start work on the foundation late next week.

ATTORNEY BUSINESS

None

EXECUTIVE BUSINESS

None

Doris Horn made a motion to adjourn the meeting. The motion was seconded by Mike Winge and unanimously carried. The meeting adjourned at 6:08 pm.

Jeff Valiant

ATTEST:

The undersigned Secretary of the Warrick County Board of Zoning Appeals does hereby certify the above and foregoing is a full and complete record of the Minutes of the said Board at their monthly meeting held September 23, 2019.

Sherri Rector, Executive Director